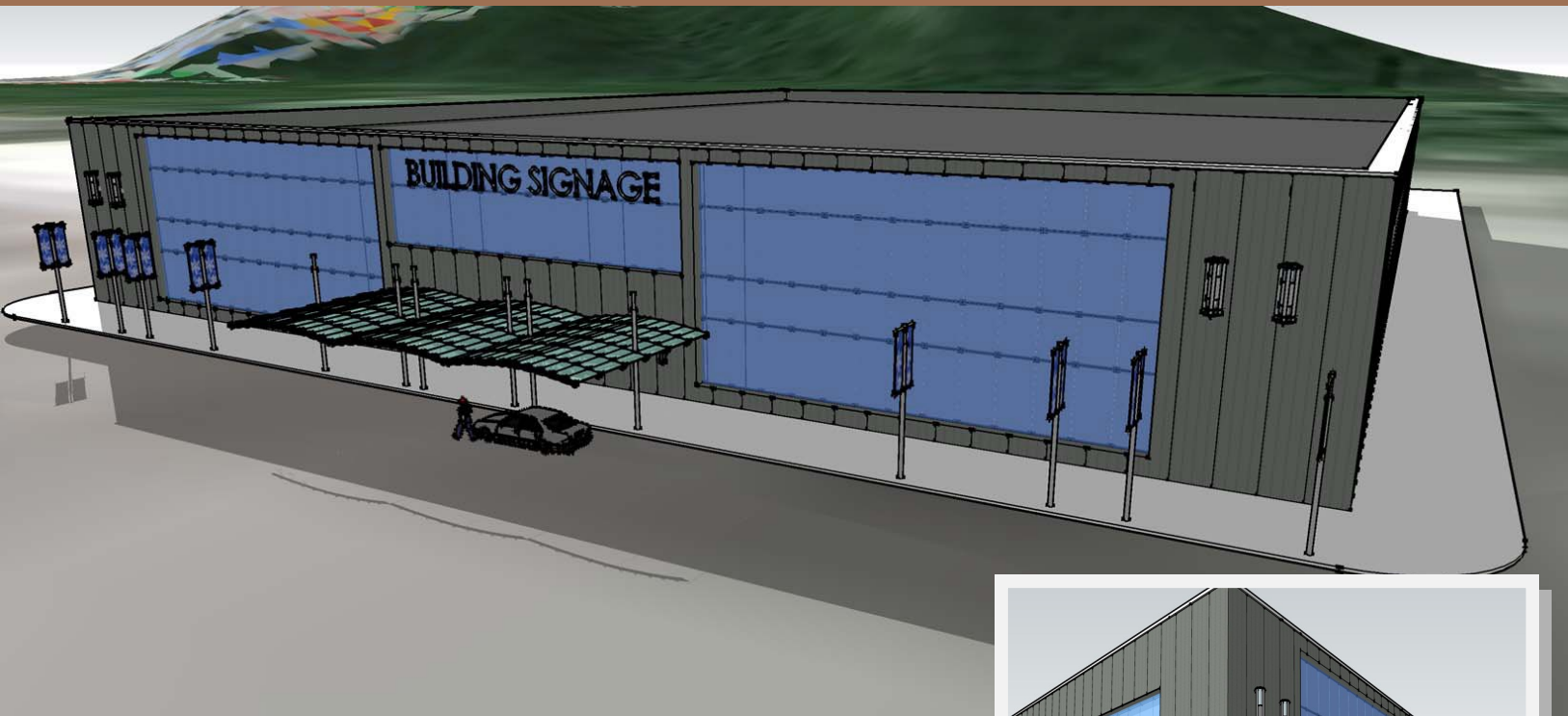


Dutchess Mall

For Lease

For Lease: Former JW Mays Department Store
453 US Route 9, Fishkill, NY 12524



Co-Tenants:



Leasing Details:

- Big Box Retail - ±220,000 Gross SF on two levels
- ±100,000 SF on First Level
- Divisible
- Ceiling Height—20.0 Feet
- Column Spacing—40.0 Feet
- Tenant Improvement Allowance Offered
- 500+ Parking - Brand New

Area Retail:

Chase Bank, TD Bank, Sleepy's, HyAtt Hotel, Hampton Inn, Holiday Inn, WalMart, Sam's Club, Regal Cinemas etc.



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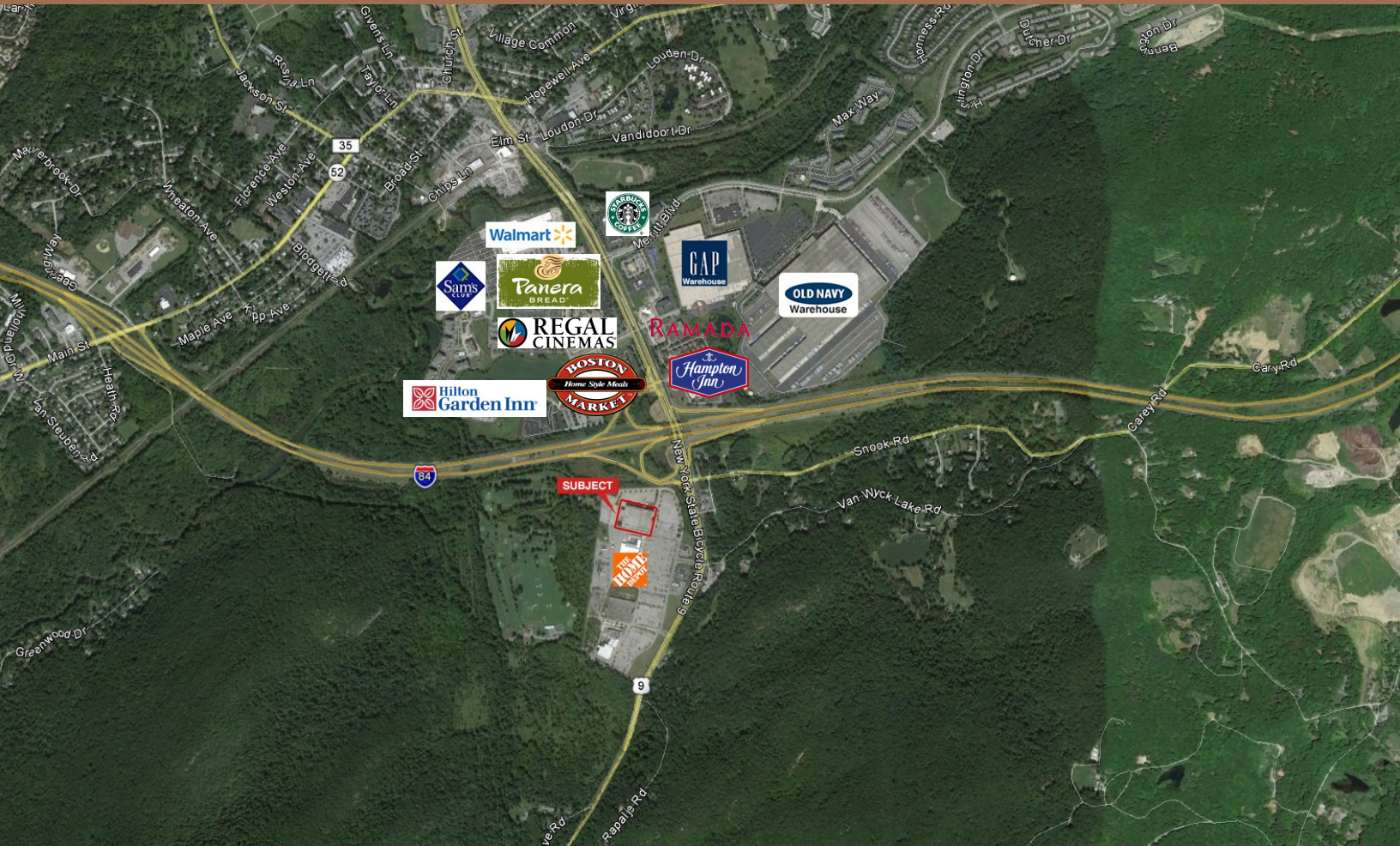


Ingram & Hebron Realty

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±220,000



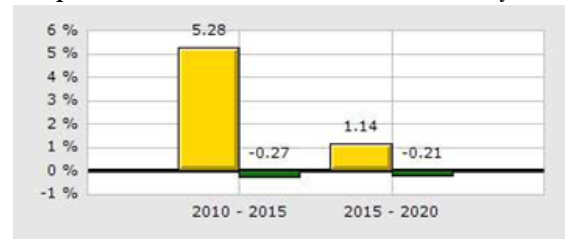
Traffic Count:

US Route 9 at Interstate 84: 23,603 AADT
Interstate 84 at US Route 9: 60,220 AADT

Demographics:

2015 Data	3 Miles	5 Miles
Annual Spending (\$000s)	\$258,225	\$687,382
Population	23,048	60,038
Avg HH Income	\$95,982	\$92,214
Households	8,113	22,360

Population Growth - Dutchess County



Households by Household Income 2015



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